

Compliance & Inspection Certifications Relating to Utility Application Approvals


Issue ID: 11672


Application for: **Electricity**


Legal Description: an unplatted 0.087 acs tract of land, more or less, known as NE 46' of Lots 2,4,6, & 2-1/2' of 8, Block 19, Bruni Subdivision, as futher described in Volume 4907, Pages 0731-0733, Webb County Deed Records.

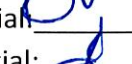
Reviewer Certifications

- Conveyances are compliant (prior, existing & subsequent).
- All Fees Paid
- ROW Acquired or Not Required as a condition of approval
- OSSF Licensed (No. _____): New PEST Not Applicable
- OSSF Decommissioning certified by? -----
- Compliance w/Floodplain Regulations: Permit Issued
- All required affidavit(s) re grant service are executed.
- All required affidavit(s) re §232.029, LGC are executed.
- Garbage Collection Contract

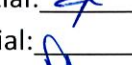
By: V. Villarreal Initial: 

By: L. Torres Initial: 

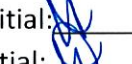
By: V. Villarreal Initial: 

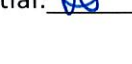
By: E. Cantu Initial: 

By: ----- Initial: _____

By: J. Calderon Initial: 

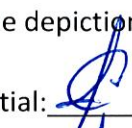
By: ----- Initial: _____

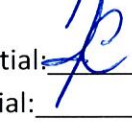
By: V. Villarreal Initial: 

By: V. Villarreal Initial: 

Inspector Certifications

- All Inspections and re-inspections have been performed. The attached map is an accurate depiction of the existing conditions observed in the field.
Residential Structures = 1 Non-residential Structures = 1
- All mandated in-door plumbing observed & compliant
Total mandated structures: 1
- OSSF Decommissioning verified or Unable to verify
- Improvements compliant with issued Floodplain Dev. permit

By: R. Martinez Initial: 


By: R. Martinez Initial: 

By: ----- Initial: _____

By: ----- Initial: _____


Staff Recommendation/Determination

Approve pursuant to: **Sec. 232.029(c)(2), LGC**


By: J. Calderon Initial: 

Attested:


By my signature below, I hereby attest to the authenticity of the above certifications as shown hereon.



Jorge Calderon, CFM, Asst. Planning Director

 #35048

Elva Diana Cantu, Designated Representative



Victoria Villafreal, Senior Planner



Robert Martinez, GIS Technician I



Lilly Torres, Administrative Assistant



**Webb County
Floodplain Development Permit Exemption Certificate**

STATE OF TEXAS §
COUNTY OF WEBB §
APPLICATION NO. 4293-E §

NAME OF APPLICANT Nelda Elaine De La Paz (owner/applicant) ID 11643

PHYSICAL ADDRESS OR E911 ADDRESS: 123 N. Avenue D

THE ABOVE NAMED APPLICANT APPLIED FOR A FLOODPLAIN DEVELOPMENT PERMIT. THE APPLICATION HAS BEEN REVIEWED BY THE COUNTY FLOODPLAIN ADMINISTRATOR AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT (**PLACEMENT OF ONE (1) ELECTRICAL METER**) IS NOT WITHIN AN IDENTIFIED FLOODPLAIN OF WEBB COUNTY.

THIS CERTIFICATE EXEMPTS THE APPLICANT FROM DEVELOPMENT STANDARDS REQUIRED BY THE WEBB COUNTY FLOODPLAIN MANAGEMENT REGULATIONS. WORK IS HEREBY AUTHORIZED TO PROCEED ON THE FOLLOWING DESCRIBED PROPERTY:


<u>NE 46' of Lots 2,4,6, & 2- 1/2' of 8</u>	<u>19</u>		<u>Bruni</u>
Lot/Tract No.	Block No.	Section No.	Name of Subdivision

THE COUNTY FLOODPLAIN ADMINISTRATOR HAS REVIEWED THE PLANS AND SPECIFICATIONS OF THE PROPOSED DEVELOPMENT AND DESIRES TO MAKE THE FOLLOWING RECOMMENDATIONS FOR DEVELOPMENT OR DESIGN ALTERATIONS:

N/A

WARNING:

The flood hazard boundary maps and other flood data used by the County Floodplain Administrator in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best available scientific and engineering data. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This exemption certificate does not imply that developments outside the identified areas of special flood hazard will be free from flooding or flood damage. Issuance of this exemption certificate shall not create liability on the part of Webb County, the County Floodplain Administrator or any officer or employee of the County of Webb in the event flooding or flood damage does occur.

Signature of County Floodplain Administrator

 Date of Issuance:
01/25/2022



COUNTY OF WEBB
CERTIFICATION REGARDING THE CONNECTION OF UTILITIES
Determinations required pursuant to Sections 232.029(c)(2) of the
Texas Local Government Code

Legal description of property: **An unplatted 0.087 acre tract, more or less, also known as NE 46' of Lots 2,4,6, & 2-1/2' of 8, Block 19, Bruni Subdivision, as further described in Volume 4907, Pages 0731-0733, Webb County Deed Records.**

The E-911 (physical address) associated with this request is: **123 N. Avenue D**

Recorded on **11/19/1984** and filed in Volume **1085**, Pages **0246-0247**, of the Webb County Deed Records.

Requested by: **Nelda Elaine De La Paz (owner) (ID 11672)**

Pursuant to the provisions of Section 232.029(c)(2), Texas Local Government Code, the following determinations have been made by the Webb County Commissioners Court:

1. The subdivided land has been determined to be a "**lot of record**" (as defined by **232.021(6-a), TLGC**) established by a conveyance instrument from the original subdivider **prior to September 1, 1989**;
2. The tract of land **has not been further subdivided since September 1, 1989**;
3. The residence has adequate sewer services provided through an organized sewer system; and
4. No residential dwellings have been approved through this certificate.

For authorization under this section, the Court relied on the following documents:

- Copy of an executed conveyance instrument validating that the property was conveyed by a subdivider prior to September 1, 1989. Recorded on **11/19/1984** and filed in Volume **1085**, Pages **0246-0247**, of the Webb County Deed Records;
- Notarized affidavit from the property owner stating that the lot has not been subdivided; and
- Evidence/Documentation regarding connection to organized sewer system.

Subject to the above-described determinations, the following utility connection(s) are authorized:

water sewer electricity gas

LIMITATIONS: Connection is limited to one (1) dwelling only.

Reviewed and recommended for approval by:

 Rhonda M. Tiffin, CFM
 Planning Director/Floodplain Administrator

Approved by the Webb County Commissioners Court on this the 28th day of February, 2022.

 Hon. Tano E. Tijerina
 Webb County Judge

Attested by:

 Margie Ramirez Ibarra, Webb County Clerk

**OWNER'S AFFIDAVIT
REGARDING PROPERTY DEVELOPMENT LIMITATIONS
AND THE PROVISION OF WATER AND ELECTRICAL UTILITIES PURSUANT TO
SECTION 232.029(C)(2) TEXAS LOCAL GOVERNMENT CODE**

STATE OF TEXAS §
COUNTY OF WEBB §

AFFIDAVIT OF Nelda Elaine De La Paz (ID 11672)

SUBJECT PROPERTY: An unplatted 0.087 acre tract, more or less, also known as NE 46' of Lots 2,4,6, & 2-1/2' of 8, Block 19, Bruni Subdivision, as further described in Volume 4907, Pages 0731-0733, Webb County Deed Records.

Before me, the undersigned Notary Public, on this day personally appeared Nelda Elaine De La Paz and under oath deposed and said as follows:

"My name is Nelda Elaine De La Paz. I am of sound mind, over the age of twenty-one years, and legally competent to make this affidavit. I have personal knowledge of the facts stated herein and state that such facts are true and correct. I own the above-referenced subject property containing a wood framed house, as further depicted on the attached sketch as Exhibit A.

In conjunction with a request for water service under the provisions of Section 232.029(c)(2) of the Texas Local Government Code I hereby certify of the following:

1. The above-referenced subdivided land is a "lot of record" as defined by Section 232.021(6-a), TLGC as evidenced by the attached property conveyance instrument recorded on 11/19/1984 in Vol. 1085, Pgs. 0246-0247, of the Webb County Deed Records and that said land has not been further subdivided.
2. Pursuant to the provisions of Section 232.029(d)(1), TLGC, I am not the property's subdivider nor the agent of the subdivider.
3. The property subject to this request is served by sewer line under Bruni Rural Water Supply and no other sewer discharge exists on the property.
4. I understand that I must secure a development permit to construct or place any other structure on the property and may be required to accommodate additional discharges.
5. I further understand that I may not subdivide through sale or lease any portion of this property until I secure a plat or replat of the property approved by the local government with jurisdiction over the property (currently the Webb County Commissioners Court)."

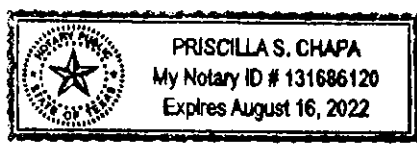
"I am making this affidavit at my own free will and without duress. I understand that these conditions are necessary for securing water utilities to my property and structures under the stipulations contained herein."

"I understand that I am making this statement and submitting this affidavit as a government record and that it is being relied upon by government agencies for the purpose of confirming that the law allows for the use and connection of the property as I have described above. I understand that making false statements in this affidavit is a crime."

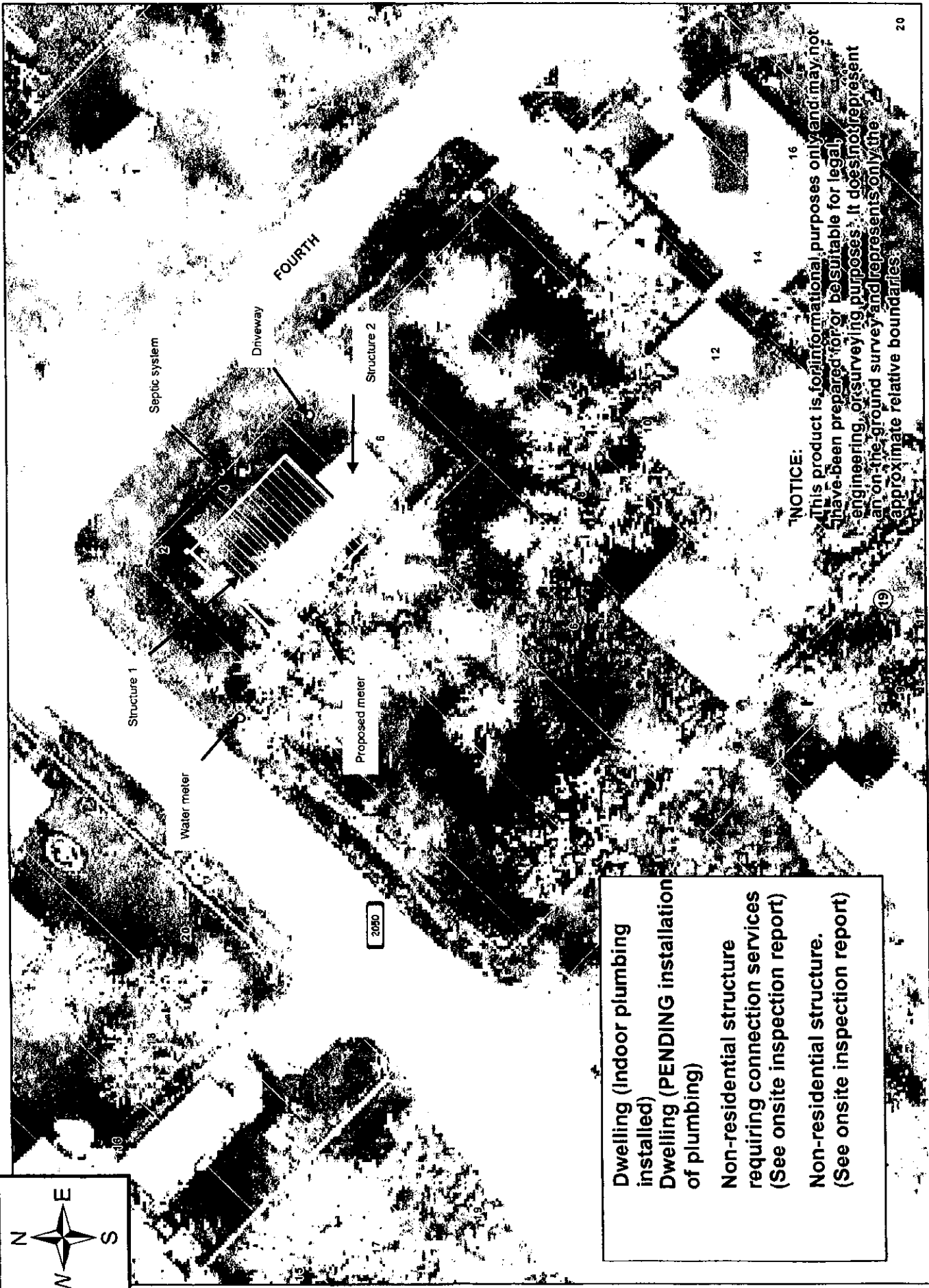
N. De La Paz
Nelda Elaine De La Paz

SWORN TO, AFFIRMED, AND SUBSCRIBED TO before me by Nelda Elaine De La Paz on the 8th day of February, 2022.

P. Chapa
NOTARY PUBLIC, STATE OF TEXAS

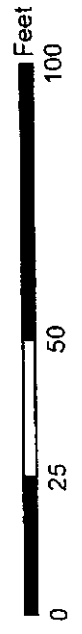


DOC #1457400, OPR 5208 / 0448 - 0450
Doc Type: AFFIDAVIT
Record Date: 02/09/2022 11:50:07 AM
Fees: \$30.00, Recorded By: JP
Margie Ramirez Ibarra, Webb County Clerk



Dwelling (Indoor plumbing installed)
 Dwelling (PENDING installation of plumbing)
 Non-residential structure requiring connection services (See onsite inspection report)
 Non-residential structure. (See onsite inspection report)

NOTICE:
 This product is for informational purposes only and may not have been prepared for or be suitable for legal engineering or surveying purposes. It does not represent an on the ground survey and represents only the approximate relative boundaries.



Neida Elaine De La Paz
Recorder's Memorandum: ALL OR PARTS OF THE TEXT ON THIS PAGE WAS NOT CLEARLY LEGIBLE FOR SATISFACTORY RECORDATION.
Bruni - Block 19, Lots 2, 4, 6, & 8 (part)
123 N. Avenue D
 ID# 11672

Victoria A. Villarreal

From: Priscilla Solano-Chapa <bruniruralwatersupply@gmail.com>
Sent: Tuesday, January 25, 2022 12:09 PM
To: Victoria A. Villarreal
Subject: Re: Confirmation W&S - NE 46' of Lots 2, 4, 6, & W 2 1/2' of 8, Block 19, Bruni Subdivision

Good afternoon,

Yes there is water and sewer connected on Nelda Elaine De La Paz property.

Thank You,
Priscilla S. Chapa

On Tue, Jan 25, 2022 at 11:22 AM Victoria A. Villarreal <vivillarreal@webbcountytexas.gov> wrote:

Good morning,

Please advise if the following Tract has been adequately connected to water and sewer:

Legal: NE 46' of Lots 2, 4, 6, & W 2 1/2' of 8, Block 19, Bruni Subdivision

Current Owner: Nelda Elaine De La Paz

E-911 Address: 123 N. Avenue

Should additional information be needed, please let me know. Your assistance is greatly appreciated.

Thank you,

Victoria

Victoria Villarreal, CFM

Senior Planner

Webb County Planning Department

1110 Washington St – Suite 302

Laredo, Texas 78040

(956) 523-4100

(956) 523-5008 fax

WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF WEBB 326805 } KNOW ALL MEN BY THESE PRESENTS:

That I, **ALYCE L. BAUER**,
of the County of **Webb** and State of **Texas** for and in
consideration of the sum of **TEN AND NO/100----** (\$10.00)
DOLLARS
and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of
which is hereby acknowledged,

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have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto
PATRICIA J. BENAVIDES,
of the County of **Webb** and State of **Texas**, all of
the following described real property in **Webb** County, Texas, to-wit:

The Northeastforty-six (NE 46) feet of a tract of land composed of
Lots Nos. Two, Four, Six and the West two and one-half feet of
Lot No. Eight (2,4,6 & W. 2-1/2 ft. of 8) in Block No. Nineteen
(19), as shown by plat made by the Bruni Townsite Company of record
in Volume 1, page 36, of the Plat Records of Webb County, Texas, to
which plat and the record thereof reference is here made for a more
particular description of lots, together with all improvements
situated thereon.
Said property being fully described in the Deed which is recorded in
Volume 194, pages 340-2 of the Webb County Deed Records; being deed
from Martela G. Paal et al to J.W. Meador and the above tract
fronts 46 feet on Avenue D and extends back between parallel
lines 82 feet for depth along Fourth Street.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and
appurtenances thereto in anywise belonging, unto the said grantee, her heirs and assigns
forever; and I do hereby bind myself, my heirs, executors and administrators to
WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee,
heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

FILED 11-19-84
AT 3:30
HENRY FLORES P.M.
COUNTY CLERK, WEBB COUNTY, TEXAS
DEPUTY

EXECUTED this 15th day of October, A.D. 19 84
Alyce L. Bauer

Mailing address of each grantee:

Name: Alyce L. Bauer
Address: c/o Ernest Klatt
P.O. Box 47
Bruni, Texas 78344

Name:
Address:

(Acknowledgment)

STATE OF TEXAS
COUNTY OF WEBB }

This instrument was acknowledged before me on the 15 day of October, 1984

by ALYCE L. BAUER

My commission expires:
6/6/88

Norma M. Almaraz
Notary Public, State of Texas
Notary's printed name: Norma M. Almaraz

(L.S.)

(Acknowledgment)

STATE OF TEXAS
COUNTY OF }

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This instrument was acknowledged before me on the _____ day of _____, 19____

My commission expires:

Notary Public, State of Texas
Notary's printed name:

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF }

This instrument was acknowledged before me on the _____ day of _____, 19____

by _____ of _____ a _____ corporation, on behalf of said corporation.

My commission expires:

Notary Public, State of Texas
Notary's printed name:

AFTER RECORDING RETURN TO:

RETURN TO:
Neal Abstract Co.
Box 96,
Laredo, Texas 79301
GF 31123 55

025

5
699 0722 11/19/84

5.00 FE
13.00 CASH

1000000000

326805

“NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS ANY INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER’S LICENSE NUMBER.”

WARRANTY DEED



DOC #1411208, OPR 4907 / 0731 - 0733
Doc Type: WARRANTY DEED
Record Date: 11/23/2020 02:01:27 PM
Fees: \$34.00, Recorded By: OR
Margie Ramirez Ibarra, Webb County Clerk

DATE: November 4, 2020

GRANTOR: BRUNI UNITED METHODIST CHURCH acting by and through its Trustees, LARRY LOWE, MARK MOGLIA, ZENON PEREZ and RALPH MOGLIA

GRANTOR'S ADDRESS: P.O. Box 204
Bruni, Texas 78344

GRANTEE: NELDA ELAINE DE LA PAZ

GRANTEE'S ADDRESS: P.O. Box 263
Bruni, Texas 78344

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged.

PROPERTY (including improvements):

The Northeast forty-six (NE 46) feet of a tract of land composed of Lots Nos. Two, Four, Six and the West two and one-half feet of Lot No. Eight (2, 4, 6 & W. 2-1/2 ft. of 8) in Block No. Nineteen (19), as shown by plat made by the Bruni Townsite Company of record in Vol. 1, page 36, of the Plat Records of Webb County, Texas, to which plat and record thereof reference is here made for a more particular description of lots, together with all improvements situated thereon.

Said property being fully described in the Deed which is recorded in Vol. 194, pages 340-2 of the Webb County Deed Records.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY: This Deed is subject to all restricted covenants, mineral reservations, royalty reservations, mineral conveyances, royalty conveyances or oil and gas leases affecting the property, any discrepancies, conflicts or shortages in the area or boundary lines, any encroachments, or any overlapping of improvements pertaining thereto recorded in the county where the property is located.

Also, further, Grantor herein does not warrant the use of the property for any purpose, it being the intention of the parties hereto that upon acceptance of this Deed, Grantee accepts the property as is for any usage for which Grantee may desire the property.

GRANT: Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully

claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

When the context requires, singular nouns and pronouns include the plural.

BRUNI UNITED METHODIST CHURCH

By: Larry Lowe
LARRY LOWE, Trustee

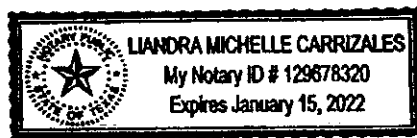
By: Mark Moglia
MARK MOGLIA, Trustee

By: Zenon Perez
ZENON PEREZ, Trustee

By: Ralph Moglia
RALPH MOGLIA, Trustee

THE STATE OF TEXAS
COUNTY OF WEBB

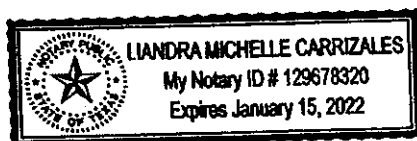
This instrument was acknowledged before me on this 10 day of November, 2020, by LARRY LOWE, Trustee of the BRUNI UNITED METHODIST CHURCH, on behalf of said church.



Liandra Carrizales
Notary Public, State of Texas

THE STATE OF TEXAS
COUNTY OF WEBB

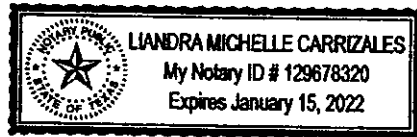
This instrument was acknowledged before me on this 11 day of November, 2020, by MARK MOGLIA, Trustee of the BRUNI UNITED METHODIST CHURCH, on behalf of said church.



Liandra Carrizales
Notary Public, State of Texas

THE STATE OF TEXAS
COUNTY OF WEBB

This instrument was acknowledged before me on this 16 day of November, 2020,
by ZENON PEREZ, Trustee of the BRUNI UNITED METHODIST CHURCH, on behalf of said church.



Liandra Carrizales
Notary Public, State of Texas

THE STATE OF TEXAS
COUNTY OF WEBB

This instrument was acknowledged before me on this 10 day of November, 2020,
by RALPH MOGLIA, Trustee of the BRUNI UNITED METHODIST CHURCH, on behalf of said church.



Liandra Carrizales
Notary Public, State of Texas

This deed is prepared without survey or title research and is based solely upon information provided by the parties. Preparer makes no warranty as to description or title.

AFTER RECORDING RETURN TO:

ROBERT S. LEE
ATTORNEY AT LAW
P.O. BOX 179
FREER, TEXAS 78357

STATE OF TEXAS
COUNTY OF WEBB
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED ON THE DATE AND AT THE TIME STAMPED
HEREON BY ME AND WAS DULY RECORDED IN THE
VOLUME AND PAGE OF THE OFFICIAL PUBLIC
RECORDS OF WEBB COUNTY TEXAS AS STAMPED
HEREON BY ME



Margie Ramirez
COUNTY CLERK